



Courtyard Cottage
250 Wells Road
Malvern
Worcestershire WR14 4HD

Philip Laney & Jolly

Courtyard Cottage, 250 Wells Road, Malvern, Worcestershire WR14 4HD

An individual detached cottage offering well presented, character accommodation located within its own attractive courtyard and enjoying far reaching views over the Severn Valley. Also accessed from the courtyard is a two storey workshop/studio that has superb potential for a number of uses subject to planning consents. A further detached building adjoins the courtyard that has two garages and an annexe above, again offering further potential. The accommodation on offer currently comprises: Entrance Hall, Living Room, Kitchen/Dining Room, Utility/WC, Three Bedrooms, Bathroom, Attractive Courtyard Garden, Workshop, Garages, Annexe. We thoroughly recommend and inspection of this property to appreciate the accommodation and potential that is on offer.

Part glazed Entrance Door with ornate stained glass leading into

ENTRANCE HALL

With wooden floor, stairs rising to first floor, understairs storage area, doorway to



KITCHEN/DINER

13'10" x 8'6" (4.22m x 2.59m) Fitted with a range of matching pine units including inset sink with hot and cold mixer tap, base drawers and cupboards, worksurface over, matching range of wall mounted storage cupboards with lighting under, tiled splashbacks, space and point for gas cooker, wall mounted Glowworm gas

boiler, windows to the side and rear aspects, radiator, ample space for table and chairs, wood effect laminate flooring, multi glazed door leading to

UTILITY/CLOAKROOM

With space and plumbing for automatic washing machine, further appliance space, tiled splashback, windows to the side and rear aspects, low level WC.

SITTING ROOM

14'4" x 14'1" (4.37m x 4.29m) overall maximum measurements. An irregular shaped room with wooden fire surround and tiled insert and hearth housing a coal effect gas fire, windows to the front and side aspects, radiator, picture rail, two wall lights and ceiling light point.

FIRST FLOOR LANDING

With window to the side aspect, doors to

BEDROOM 1

13'2 X 10'6" (4.01m x 3.20m) maximum measurements. An irregular shaped room. With window to the front providing far reaching views to the Severn Valley, built in wardrobes, radiator, wall and ceiling light points.

BEDROOM 2

9'5" x 8'10" (2.87m x 2.69) Window to the side aspect, radiator.



BEDROOM 3

9'2" x 8'9" (2.79m x 2.67m) With windows on two aspects, radiator, door to airing cupboard with factory lagged hot water cylinder and slatted shelving.

BATHROOM

Fitted with a panelled bath having electric shower over, wash hand basin with cupboard under, tiled splashbacks, radiator, window to the rear aspect

WC

Having a low level WC, window to the side.

OUTSIDE

Double gates lead from the road to an attractive and secluded courtyard garden with raised flower beds, covered storage area, outside water supply, access to workshop and double doors leading to

STORE/GARAGE

15'11" x 8'5" (4.85m x 2.57m) With light and power connected.

DETACHED TWO STOREY WORKSHOP

Ground floor area 26' x 10'2" (7.92m x 3.10m) widening to 14'0" (4.27m) with light and power connected. Stairs to



FIRST FLOOR ROOM

14'5" x 13'3" (4.39m x 4.04m) With window to the front, door to

FURTHER ROOM

(11'9" x 10'5" (3.58m x 3.18m) With window to the front aspect enjoying far reaching views. This building offers huge potential for a number of uses (subject to necessary planning consents) e.g.: Artist Studio/Workshop, Gallery, Holiday Let.



DETACHED GARAGE

14' x 6" (4.27m x 1.83m) Sliding entrance doors, light and power connected. Further ground floor store area. External steps to the side provide access to the Annexe above.

ANNEXE: With door to

ENTRANCE LOBBY

Further door to

OPEN PLAN STUDIO

16' x 15'7" (4.88m x 4.75m) With window to the front, kitchen area having stainless steel sink and storage cupboards, exposed ceiling timbers, wall and ceiling light points, door to shower room and steps up to

FURTHER OFFICE AREA/STUDIO

15'7" x 9' (4.75m x 2.74m) Windows to side/rear aspects



SHOWER ROOM

Having a low level WC, pedestal wash hand basin, shower cubicle with electric shower over, tiled splashback, window to the side aspect.

SERVICES

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order.

TENURE

We understand (subject to legal verification) that the property is freehold.

COUNCIL TAX BAND - D

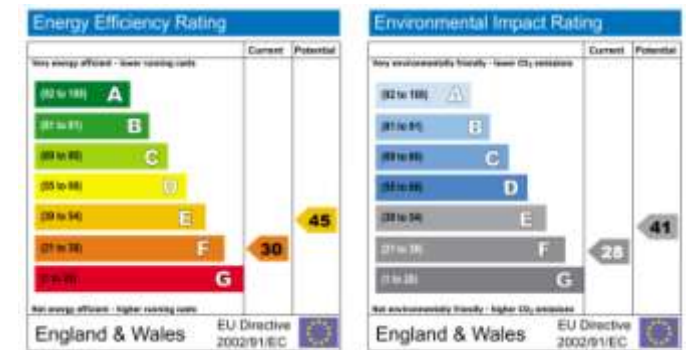
Purchasers are advised to confirm this with Malvern Hills District Council.

VIEWINGS

Strictly by appointment with the Agent who are open from 9-5.30 Monday-Friday and 9-4.00 on Saturdays.

DIRECTIONS

From the agents offices in Great Malvern turn right from the Agents offices towards Ledbury and after the Renault garage on the right hand side, the property can be found a short distance on the right hand side as indicated by the Agents For Sale Board.





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

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TWO STOREY WORKSHOP



ANNEXE

